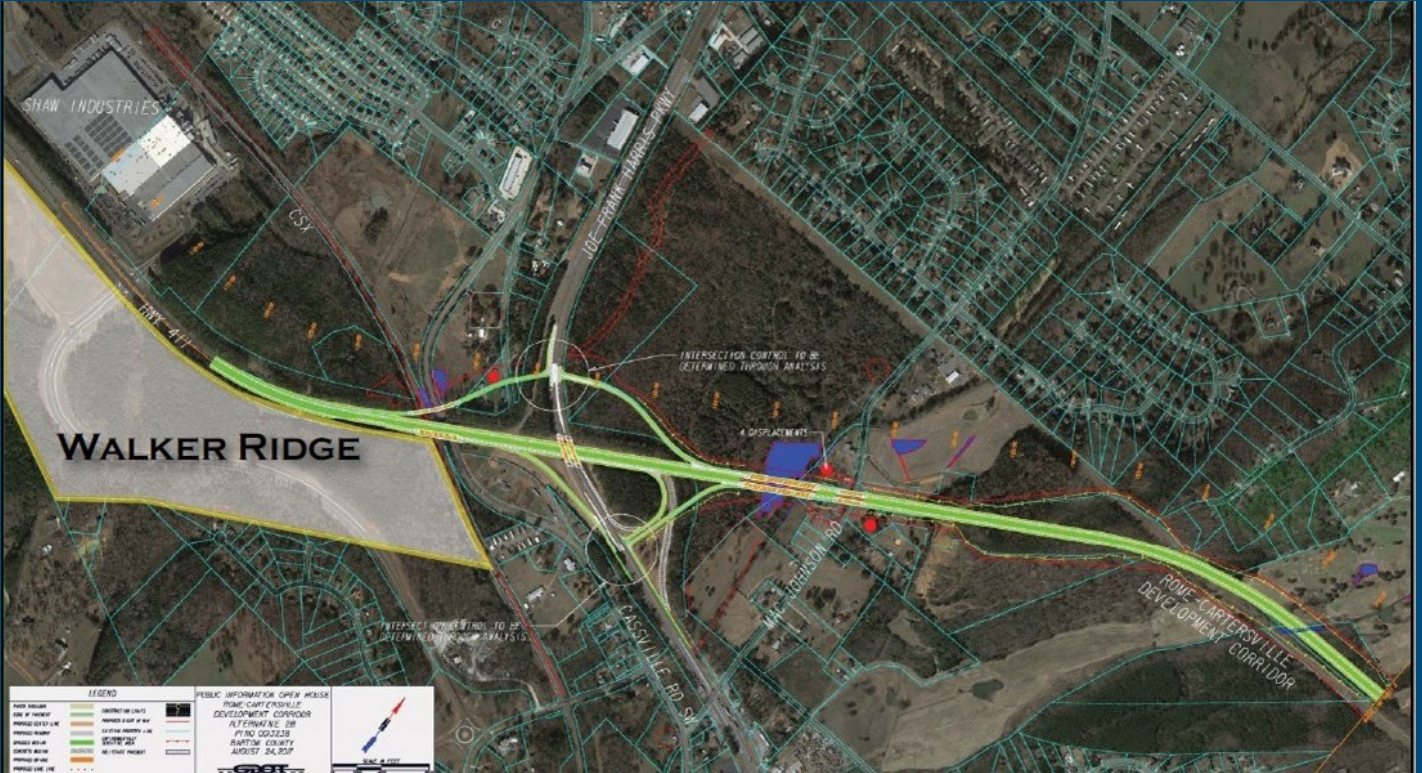


# 172 Acre Mixed Use Development: 15 Retail Parcels for Sale

U.S. Highway 411 & Burnt Hickory Connector  
Cartersville, Bartow County, GA



WALKER  
RIDGE



CARTERSVILLE-BARTOW COUNTY  
TRAFFIC MANAGEMENT



## INVESTMENT HIGHLIGHTS

- ➔ Convenience is key, with all utilities available at the site and a planned signalized intersection offering seamless access for employees and patrons.
- ➔ Near the Hyundai/SK On Battery Plant development, these commercial sites showcase a priority to increase local neighborhood amenities.
- ➔ Development options include hotels, automotive services, retail/office space, self-storage, healthcare, quick-service restaurants, and more.
- ➔ The Rome-Cartersville Development Corridor is a testament to Bartow County's continued growth, improving connections from Interstate 75 to Rome.

Michael Heller, CFO, COO

404/805-1994

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Jeff Skorich, Consultant

770/639-9300

jskorich@pdsretail.com

Scan the QR code for more  
development information



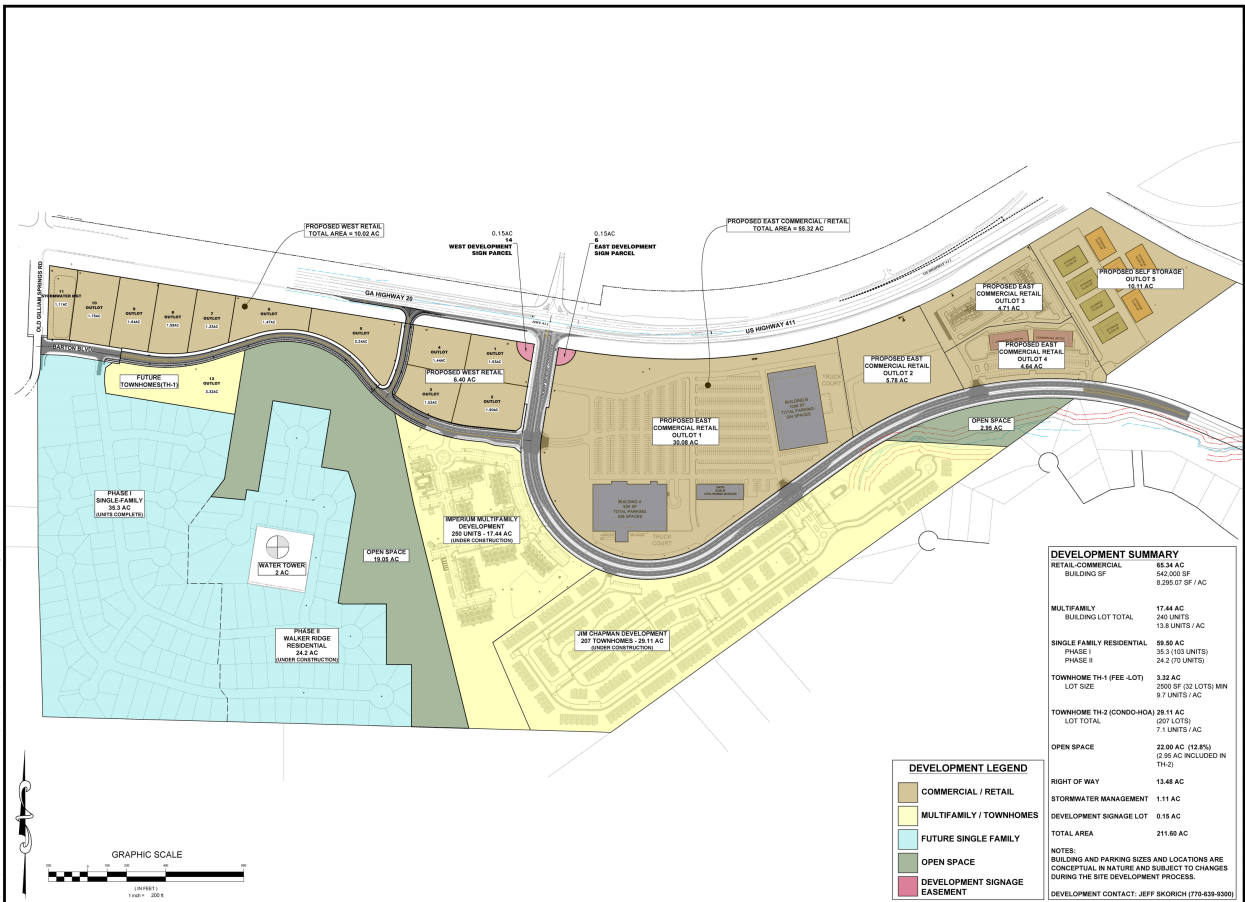


# 172 Acre Mixed Use Development: 15 Retail Parcels for Sale

U.S. Highway 411 & Burnt Hickory Connector  
Cartersville, Bartow County, GA



**WALKER  
RIDGE**



PROJECT NO.:	211029
DATE:	02/14/24
REVISIONS:	
NO.	DESCRIPTION
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DEVELOPMENT SUMMARY	
RETAIL COMMERCIAL BUILDING SF	542,000 SF
MULTIFAMILY BUILDING LOT TOTAL	17.44 AC
MULTIFAMILY / TOWNHOMES	246 UNITS
SINGLE FAMILY RESIDENTIAL PHASE I	13.8 UNITS / AC
TOWNHOME TH-1 (FEE-LOT)	59.90 AC
TOWNHOME TH-2 (CONDO-HOA)	35.3 (103 UNITS)
OPEN SPACE	34.2 (70 UNITS)
STORMWATER MANAGEMENT	3.39 AC
DEVELOPMENT SIGNAGE LOT	2000 SF (32 LOTS) MIN
TOTAL AREA	211.60 AC

DEVELOPMENT LEGEND	
[Brown Box]	COMMERCIAL / RETAIL
[Yellow Box]	MULTIFAMILY / TOWNHOMES
[Light Blue Box]	FUTURE SINGLE FAMILY
[Green Box]	OPEN SPACE
[Pink Box]	DEVELOPMENT SIGNAGE EASEMENT

**SOUTHLAND ENGINEERING**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
116 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.4466 FAX: 770.682.5105

**WALKER RIDGE MASTER PLANNED COMMUNITY**  
BARTOW COUNTY, GEORGIA

**WALKER RIDGE**  
MASTER PLANNED COMMUNITY  
SHEET TITLE:  
SITE PLAN  
SHEET NO.:  
MASTER

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